



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8
999 18th STREET, SUITE 300
DENVER, CO 80202-2466
Phone 800-227-8917
<http://www.epa.gov/region08>

SDMS Document ID



2026618

Ref: 8EPR-SR

February 23, 2005

OPTION ONE MORTGAGE
6501 IRVINE CENTER DR
IRVINE CA 92618

RE: 3234 ELIZABETH ST

Dear :

The United States Environmental Protection Agency (EPA) has tested your property for arsenic and lead soil contamination as part of the Vasquez Boulevard/Interstate 70 (VB/I-70) Superfund Site.

Concentrations of Arsenic and/or lead found in your soil are high enough for your property to qualify for the removal action EPA is performing this year.

<u>ADDRESS</u>	<u>EPA Cleanup Level</u>
Lead	
466 parts per million (ppm)	above 400 ppm
Arsenic	
6 ppm	above 70 ppm

EPA would like to remove the top layer of soil from your yard and replace it with clean soil. EPA will then re-landscape your yard to a condition similar to original. ***All work will be performed by EPA for free. EPA requires your consent to proceed as soon as possible.*** An Access Agreement that will allow the EPA to perform the soil removal work accompanies this letter. ***I strongly encourage you to sign this agreement and mail it back to the following address:***

US EPA – VB/I-70 Project Site
Attention: Victor Ketellapper
10 East 55th Avenue
Denver, Colorado 80216

Your property will be scheduled for soil removal provided we promptly receive the signed Access Agreement with a telephone number where you can be contacted. EPA will coordinate the soil removal activity with you to reduce any inconvenience to you. Upon completion of the cleanup, EPA will issue a letter stating that your property has been cleaned and that no further action is necessary.

Once the attached access agreement has been received, representatives of EPA will contact you to discuss the removal of contaminated soil from your property. In the meantime, if you have further questions regarding the removal of contaminated soil at your property, please contact us at (303) 487-0377.

Sincerely,

Victor Ketellapper
Remedial Project Manager
United States Environmental Protection Agency (US EPA)



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Ref: 8EPR-SR

February 23, 2005

Renter
3234 ELIZABETH ST
DENVER, COLORADO 80205

RE: 3234 ELIZABETH ST

Apreciado (a) Arrendatario:

La Agencia para la Protección Ambiental de los Estados Unidos (EPA) ha examinado el suelo de su propiedad para determinar posible contaminación de arsénico y/o plomo, como parte del proyecto de investigación "Superfondos Vásquez Boulevard/Interstate 70 (VB/I-70)". ***Las concentraciones de arsénico y/o plomo en su propiedad son lo suficientemente altas como para que el suelo de su propiedad se incluyan en los planes de remoción que EPA tiene para este año.***

<u>DIRECCION</u>	<u>EPA - Niveles de Remoción</u>
Plomo	
466 partes por millón (ppm)	Arriba de 400 ppm
Arsénico	
6 ppm	Arriba de 70 ppm

A EPA le gustaría remover la parte superior del suelo de su jardín y reemplazarlo con un suelo limpio. EPA reconstruirá su jardín a las condiciones originales. ***Todo el trabajo será hecho por la agencia EPA sin ningún costo para usted.***

EPA ha notificado al dueño de la propiedad acerca de estos resultados y le requirió al propietario que envíe a EPA el "Acuerdo de Acceso" debidamente firmado. Su propiedad será programada para la remoción del suelo después de que la agencia EPA reciba el "Acuerdo de Acceso" firmado por el dueño de la propiedad. EPA coordinará con usted y el dueño las actividades de remoción del suelo para evitar cualquier inconveniente a usted.

Si usted tiene alguna pregunta adicional referente al la remoción de suelo contaminado en su propiedad, por favor contáctenos al (303) 487-0377.

Sinceramente,

Victor Ketellapper

Coordinador del Proyecto de Remediación

Agencia para la Protección Ambiental de los Estados Unidos (US EPA)



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Ref: 8EPR-SR

February 23, 2005

Renter
3234 ELIZABETH ST
DENVER, COLORADO 80205

RE: 3234 ELIZABETH ST

Dear Renter:

The United States Environmental Protection Agency (EPA) has tested your property for arsenic and lead soil contamination as part of the Vasquez Boulevard/Interstate 70 (VB/I-70) Superfund Site.

Concentrations of Arsenic and/or lead found in your soil are high enough for your property to qualify for the removal action EPA is performing this year.

<u>ADDRESS</u>	<u>EPA Cleanup Level</u>
Lead	
466 parts per million (ppm)	above 400 ppm
Arsenic	
6 ppm	above 70 ppm

EPA would like to remove the top layer of soil from your yard and replace it with clean soil. EPA will then re-landscape your yard to a condition similar to original. ***All work will be performed by EPA for free.***

EPA has notified the owner of your property of these results and requested that the owner send a signed Access Agreement to EPA. Your property will be scheduled for soil removal after the signed Access Agreement is received from the owner. EPA will coordinate the soil removal activity with you and the owner to reduce any inconvenience to you.

If you have further questions regarding the removal of contaminated soil at your property, please contact us at (303) 487-0377.

Sincerely,

Victor Ketellapper
Remedial Project Manager
United States Environmental Protection Agency (US EPA)

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Owner's Name:	Phone:
OPTION ONE MORTGAGE	

Addresses of Properties covered by this Agreement:	Address: 3234 ELIZABETH ST
	Address:
	Address:

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed. The Grantor will have an opportunity to review and approve the planned soil removal and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact the VB/I-70 Command Center at (303) 487-0377.

☐ I grant access to my properties

☐ I do not grant access to my properties

Signature

Date

Signature

Date

☐ I would like to be present during any sampling that is required.

☐ My property has a working sprinkler system that will need to be replaced.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Kotalapper

Phone 800-227-8917

<http://www.epa.gov/region08>**CONSENT FOR ACCESS TO PROPERTY**

Name: Metro Brokers (or current property owner)

Location of Property: 3234 Elizabeth Street

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

HELEN JODICE
Printed Name800-704-0800 X38146
Phone NumberOPTION ONE MORTGAGE
6501 IRVINE CENTER DR.
IRVINE, CA 92618-2304
DB-RE
Signature11-16-04
Date

3234 Elizabeth

← N 10/04 BT & RS

103'

Area Squares Samples

1 16 7

2 4 2

3 11 5

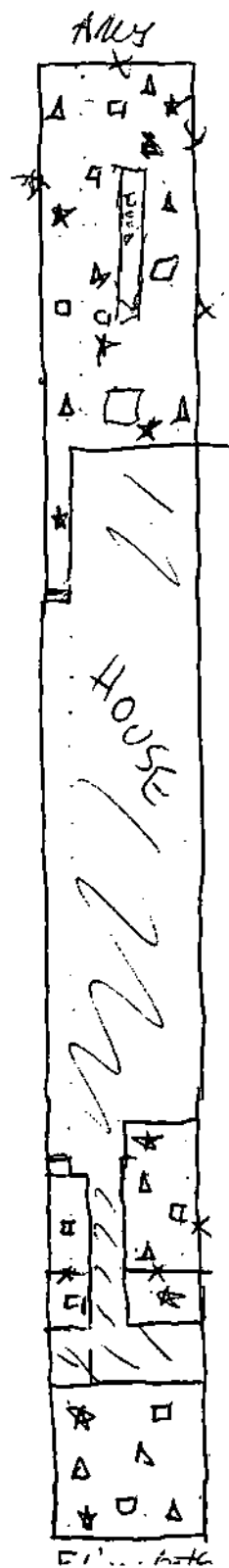
4 43 10

$$74/30 = 2.46$$

Δ Green VB-3234-EB-01 1445

□ Orange VB-3234-EB-02 1450

* Yellow VB-3234-EB-03 1455



Total ARSENIC

Method SW6010

Sample Results

Lab Name: Paragon Analytics

Client Name: URS Operating Services, Inc.

Client Project ID: VB & I-70 30505

Work Order Number: 0501024

Final Volume: 100 ml

Reporting Basis: Dry Weight

Matrix: SOIL

Prep Method: SW3050B

Result Units: mg/kg

Client Sample ID	Lab ID	Date Collected	Date Prepared	Date Analyzed	Percent Moisture	Dilution Factor	Result	Reporting Limit	Flag	Sample Aliquot
VB-3924-AD-01	0501024-1	12/10/2004	01/12/2005	01/13/2005	21.7	5	6.4	6.4	U	1 g
VB-3924-AD-02	0501024-2	12/10/2004	01/12/2005	01/13/2005	19.1	5	6.1	6.1	U	1.02 g
VB-3924-AD-03	0501024-3	12/10/2004	01/12/2005	01/13/2005	19.7	5	6.1	6		1.03 g
VB-3234-EB-01	0501024-4	12/10/2004	01/12/2005	01/13/2005	21.6	5	6.4	6.4	U	1 g
VB-3234-EB-02	0501024-5	12/10/2004	01/12/2005	01/13/2005	22.3	5	6.2	6.2	U	1.03 g
VB-3234-EB-03	0501024-6	12/10/2004	01/12/2005	01/13/2005	16.2	5	5.7	5.7	U	1.04 g
VB-3512-GP-01	0501024-7	12/14/2004	01/12/2005	01/13/2005	15.8	5	8.8	5.9		1 g
VB-3512-GP-02	0501024-8	12/14/2004	01/12/2005	01/13/2005	18.6	5	9.1	6.1		1 g
VB-3512-GP-03	0501024-9	12/14/2004	01/12/2005	01/13/2005	19.3	5	9.8	6.2		1 g
VB-3250-EB-01	0501024-10	12/14/2004	01/12/2005	01/13/2005	19.4	5	6	6	U	1.04 g
VB-3250-EB-02	0501024-11	12/14/2004	01/12/2005	01/13/2005	18.4	5	6.1	6.1	U	1 g
VB-3250-EB-03	0501024-12	12/14/2004	01/12/2005	01/13/2005	15.7	5	5.9	5.9	U	1 g
VB-4617-RA-01	0501024-13	12/15/2004	01/12/2005	01/13/2005	15.6	5	13	5.9		1 g
VB-4617-RA-02	0501024-14	12/15/2004	01/12/2005	01/13/2005	16	5	27	6.1		1 g
VB-4617-RA-03	0501024-15	12/15/2004	01/12/2005	01/13/2005	12.8	5	20	5.7		1 g

Comments:

1. ND or U = Not Detected at or above the client requested detection limit.

Data Package ID: #0501024-1

Date Printed: Thursday, January 20, 2005

Paragon Analytics

LIMS Version: 5.141A

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Total LEAD

Method SW6010

Sample Results

Lab Name: Paragon Analytics
Client Name: URS Operating Services, Inc.
Client Project ID: VB & I-70 30505
Work Order Number: 0501024
Reporting Basis: Dry Weight
Prep Method: SW3050B

Final Volume: 100 ml
Matrix: SOIL
Result Units: mg/kg

Client Sample ID	Lab ID	Date Collected	Date Prepared	Date Analyzed	Percent Moisture	Dilution Factor	Result	Reporting Limit	Flag	Sample Aliquot
VB-3924-AD-01	0501024-1	12/10/2004	01/12/2005	01/13/2005	21.7	5	78	1.9		1 g
VB-3924-AD-02	0501024-2	12/10/2004	01/12/2005	01/13/2005	19.1	5	67	1.8		1.02 g
VB-3924-AD-03	0501024-3	12/10/2004	01/12/2005	01/13/2005	19.7	5	88	1.8		1.03 g
VB-3234-EB-01	0501024-4	12/10/2004	01/12/2005	01/13/2005	21.6	5	110	1.9		1 g
VB-3234-EB-02	0501024-5	12/10/2004	01/12/2005	01/13/2005	22.3	5	87	1.9		1.03 g
VB-3234-EB-03	0501024-6	12/10/2004	01/12/2005	01/13/2005	16.2	5	1200	1.7		1.04 g
VB-3512-GP-01	0501024-7	12/14/2004	01/12/2005	01/13/2005	15.8	5	260	1.8		1 g
VB-3512-GP-02	0501024-8	12/14/2004	01/12/2005	01/13/2005	18.6	5	300	1.8		1 g
VB-3512-GP-03	0501024-9	12/14/2004	01/12/2005	01/13/2005	19.3	5	320	1.9		1 g
VB-3250-EB-01	0501024-10	12/14/2004	01/12/2005	01/13/2005	19.4	5	94	1.8		1.04 g
VB-3250-EB-02	0501024-11	12/14/2004	01/12/2005	01/13/2005	18.4	5	72	1.8		1 g
VB-3250-EB-03	0501024-12	12/14/2004	01/12/2005	01/13/2005	15.7	5	80	1.8		1 g
VB-4617-RA-01	0501024-13	12/15/2004	01/12/2005	01/13/2005	15.6	5	290	1.8		1 g
VB-4617-RA-02	0501024-14	12/15/2004	01/12/2005	01/13/2005	18	5	350	1.8		1 g
VB-4617-RA-03	0501024-15	12/15/2004	01/12/2005	01/13/2005	12.8	5	420	1.7		1 g

Comments:

1. ND or U = Not Detected at or above the client requested detection limit.

Data Package ID: #0501024-1

Date Printed: Thursday, January 20, 2005

Paragon Analytics

LIMS Version: 5.141A

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